



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL

The Lane

ST. NICHOLAS



Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreygross.co.uk

Molten Lodge



Comments by the Homeowner





The Lane

St. Nicholas, Cardiff, CF5 6SD

PCM

£1,295 PCM



3 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our

Pontcanna Branch

02920 499680

Nicely presented three bedroom (with converted garage) family home in the beautiful area of St Nicholas. This large home consists of, large living room, separate kitchen with a good-sized storage area. The downstairs further benefits from a large and light conservatory leading out the garden. There is two storage areas within the conservatory one of which has a W/C. The, once, garage has now been converted into another reception room but could also be used as a bedroom. The staircase has new carpets, leading to the upstairs. Three large double bedrooms are upstairs with new flooring. Finally, the main bathroom which is equipped with a bathtub and a shower over head, toilet and wash-hand basin. The upstairs also has a good amount of storage completing this great family home.

EPC - D

Council Tax - F

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

